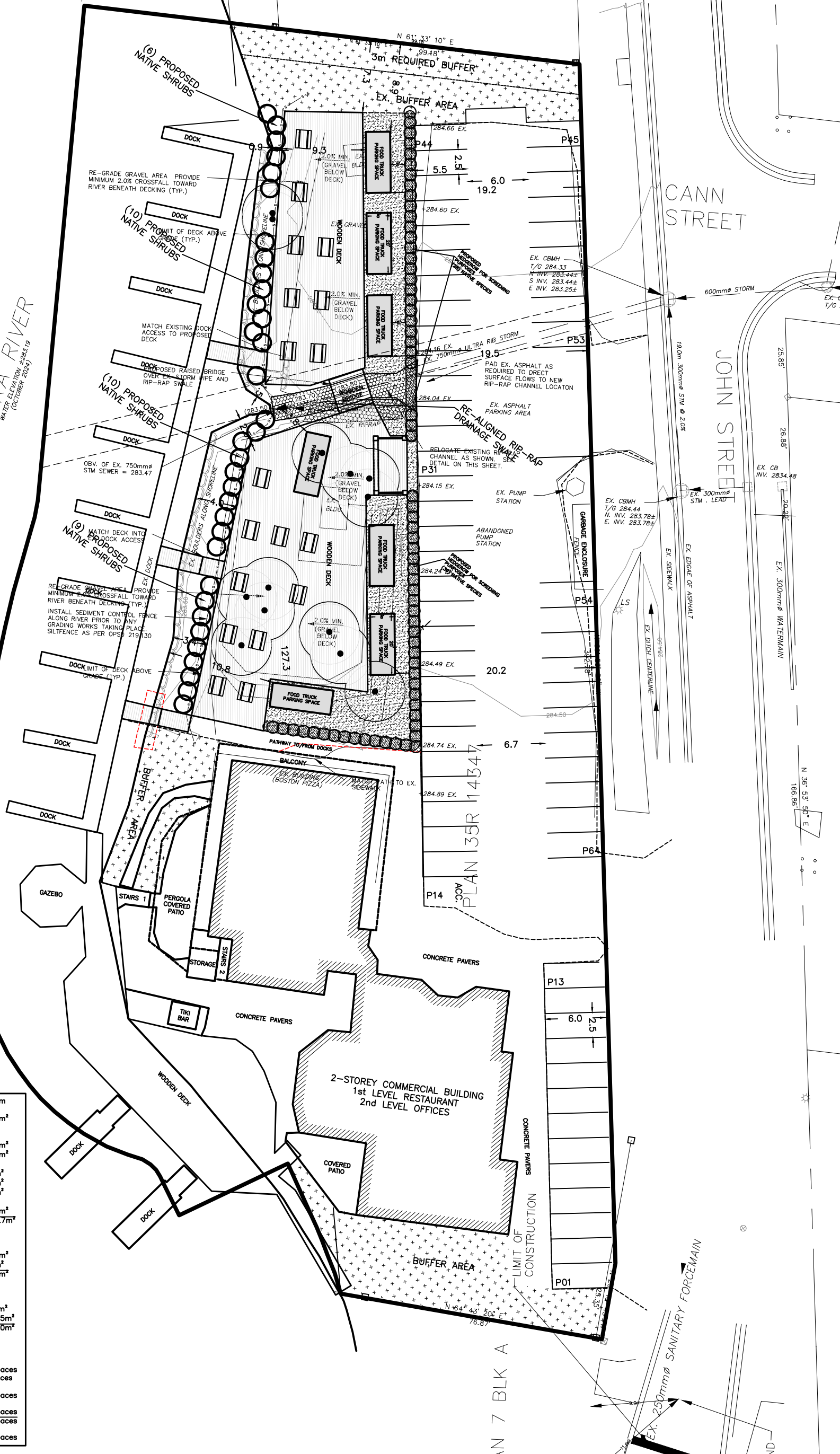


MUSKOKA RIVER
 WATER ELEVATION #283.19
 (OCTOBER 2024)



LOT FRONTAGE	= 127.3m
LOT AREA	= 4,968m ²
LOT COVERAGE (PRINCIPAL)	
COMMERCIAL BUILDING	= 736.8m ²
WOODEN PATIO	= 316.7m ²
STAIRS	= 5.4m ²
GAZEBO	= 31.7m ²
COVERED PATIO 1	= 38.4m ²
BALCONY	= 77.6m ²
STAIRS 2	= 4.7m ²
P. WOODEN DECKS	= 677.4m ²
TOTAL	= 1,888.7m ²
	= 38.0%
LOT COVERAGE (ACCESSORY)	
DOCKS	= 257.3m ²
RAMPS	= 30.6m ²
TOTAL	= 287.9m ²
	= 5.8%
LANDSCAPED OPEN SPACE (SOFT & HARD)	
SOFT	= ~725m ²
HARD	= ~3,105m ²
TOTAL	= ~3,830m ²
	= ~77%
PARKING REQUIREMENTS	
RESTAURANT (BOSTON PIZZA)	
180 max occupancy	= 36 spaces
Seasonal outdoor patio	= 0 spaces
OFFICE USE	
489m ²	= 18 spaces
FOOD TRUCK USE	
~70 seats	= 14 spaces
TOTAL	= 68 spaces
PARKING PROVIDED	= 64 spaces

PROJECT: SITE PLAN	LEGAL DESCRIPTION: PART OF LOT 14, CONCESSION 1, CHAFFEY now in the TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA		DATE: FEBRUARY 18, 2025
CLIENT: BLACKSHORE CAPITAL CORPORATION	LOCATION: 7 JOHN STREET, HUNTSVILLE		
			FILE NO.: 24025
			FILE NAME: 24025-SP-6